

RESOLUTION NO. 2023- 310

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE LIBERTY LANDSCAPE SUPPLY LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Little Fish Properties, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Liberty Landscape Supply located off State Road 16; and

WHEREAS, Badger Drilling, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Liberty Landscape Supply attached hereto as Exhibits “B” and “C”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “D”, incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

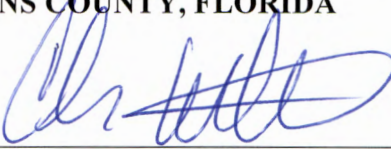
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5th day of September, 2023.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date SEP 06 2023

By: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller

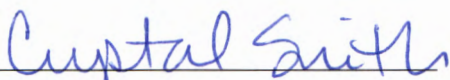
By: 
Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Liberty Landscape Supply- SR 16

Little Fish Properties, LLC

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 5th of JUNE, 2023.

WITNESS:

Ellen Holbert

Witness Signature

ELLEN HOLBERT

Witness Print Name

OWNER:

Michael P. Zaffaroni

Owner Signature

MICHAEL P. ZAFFARONI

Owner Print Name

STATE OF

Florida

COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 5th day of JUNE, 2023, by

MICHAEL ZAFFARONI as OWNER/CEO for
LITTLE FISH PROPERTIES, LLC

Ashley Atkins

Notary Public

My Commission Expires: May 6, 2027

Personally Known or Produced Identification
Type of Identification Produced

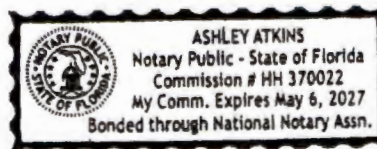


Exhibit "A" to the Bill of Sale

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - WATER				
Project Name:		LIBERTY LANDSCAPE NURSERY (SR-16)		
Contractor:		BADGER DRILLING LLC		
Developer:		LIBERTY LANDSCAPE SUPPLY		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" HDPE DR11 WATER MAIN - OPEN CUT	LF	15	\$ 60.00	\$ 900.00
8" HDPE DR11 WATER MAIN - HDD INSTALL	LF	160	\$ 85.00	\$ 13,600.00
6" HDPE DR11 WATER MAIN - OPEN CUT	LF	4	\$ 55.00	\$ 220.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	Ea	2	\$ 5,500.00	\$ 11,000.00
6" GATE VALVE	Ea	1	NO CHARGE	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Other - Valves, Fittings, Etc. (Size and Type)				
16"x8" TAPPING SLEEVE	Ea	1	\$ 7,000.00	\$ 7,000.00
8"x8"x6" TEE	Ea	1	NO CHARGE	\$ -
8" MJ ADAPTER	Ea	2	NO CHARGE	\$ -
8" 90° ELBOW	Ea	2	NO CHARGE	\$ -
8" 22.5° ELBOW	Ea	1	NO CHARGE	\$ -
6" CAP	Ea	1	NO CHARGE	\$ -
6" 90° ELBOW	Ea	1	NO CHARGE	\$ -
2"x1" REDUCER	Ea	1	NO CHARGE	\$ -
1" METER STOP	Ea	1	NO CHARGE	\$ -
Total Water System Cost				\$ 32,720.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	LIBERTY LANDSCAPE NURSERY (SR-16)			
Contractor:	BADGER DRILLING LLC			
Developer:	LIBERTY LANDSCAPE SUPPLY			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE DR11 FORCE MAIN - OPEN CUT	LF	39	\$ 60.00	\$ 2,340.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" GATE VALVE	Ea	1	\$ 1,500.00	\$ 1,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Other - Fittings, Adapters, Etc. (Size and Type)				
10"x2" TAPPING SLEEVE	Ea	1	\$ 5,000.00	\$ 5,000.00
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 8,840.00



Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum

\$ 27,442.00 hereby

waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

04/30/2023 to Liberty Landscape Supply
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Liberty Landscape Nursery SR16

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 2nd day of May, 2023.

WITNESS:
Wahietta Andrews
 Witness Signature
Wahietta Andrews
 Print Witness Name

CONTRACTOR:
[Signature]
 Lienor's Signature
Leonard Nicks - President
 Print Lienor's Name

STATE OF Florida
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of May, 2023, by Leonard K Nicks as President/Owner for Badger Drilling LLC.

[Signature]
 Notary Public
 My Commission Expires: 02/27/2027

Personally Known or Produced Identification
 Type of Identification Produced

FL State Drivers License # N200-531-58-174-0



Exhibit "A" to the Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - WATER				
Project Name:	LIBERTY LANDSCAPE NURSERY (SR-16)			
Contractor:	BADGER DRILLING LLC			
Developer:	LIBERTY LANDSCAPE SUPPLY			
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Other - Valves, Fittings, Etc. (Size and Type)				
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8" 22.5° ELBOW	Ea	1	NO CHARGE	\$ -
6" CAP	Ea	1	NO CHARGE	\$ -
6" 90° ELBOW	Ea	1	NO CHARGE	\$ -
2"x1" REDUCER	Ea	1	NO CHARGE	\$ -
1" METER STOP	Ea	1	NO CHARGE	\$ -
Total Water System Cost				\$ 32,720.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	LIBERTY LANDSCAPE NURSERY (SR-16)			
Contractor:	BADGER DRILLING LLC			
Developer:	LIBERTY LANDSCAPE SUPPLY			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Other - Fittings, Adapters, Etc. (Size and Type)				
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 8,840.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: May 2nd, 2023
Project Title: Liberty Landscape Nursery SR 16
FROM: Badger Drilling LLC
Contractor's Name
Address: 9980 Sandler Road
Jacksonville, Florida 32222

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

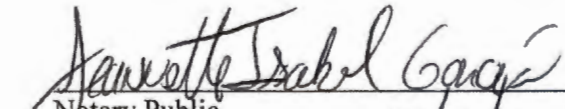
Leonard K Nicks
Print Contractor's Name


Contractor's Signature

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 2nd day of May, 20 23, by Leonard Nicks as President/Owner for Badger Drilling LLC.


Notary Public
My Commission Expires: 02/27/2027

Personally Known or Produced Identification
Type of Identification Produced

Florida State Driver's License # N200-531-58-174-0





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: Liberty Landscape Supply (ASBULT 2023000086)
SUBJECT: July 13, 2023

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Liberty Landscape Supply.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2021 Aerial Imagery

Date: 8/10/2023

Bill of Sale, Final
Release of Lien
& Warranty

Liberty Landscaping Supply

Land Management
Systems
Real Estate
Division
(904) 209-1276

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.

